

Housing Authority of the City of Ocean City

Regular Board of Commissioner Meeting Minutes

May 21, 2024 – 4:00 p.m.

The regular meeting of the Housing Authority of the City of Ocean City was held May 21, 2024, at 4:00 p.m. at the Administrative Offices – 635 West Avenue, Ocean City, New Jersey 08226.

The meeting was called to order by Chairperson Barr. Chairperson Barr requested everyone to rise for the Pledge of Allegiance.

Chairperson Barr read the Sunshine Law.

Upon roll call those present were:

Commissioner Robert Halliday
Commissioner Patrick Mumman
Commissioner Beverly McCall
Commissioner Robert Henry
Commissioner Patricia Jackson (Absent)
Commissioner Brian Broadley
Chairperson Robert Barr

Also, present were Jacqueline Jones, Executive Director, Ron Miller, Director of Affordable Housing, Michael Watson, Esquire – Solicitor, Linda Cavallo – Accountant, Donald Wittkowski – OCNJ Daily and Gloria Pomaes, Executive Assistant.

Minutes – Chairperson Barr requested a motion to approve the Regular Meeting minutes from April 16, 2024. Motion made by Commissioner McCall and seconded by Commissioner Mumman. The following vote was taken:

Commissioner Robert Halliday (Yes)
Commissioner Patrick Mumman (Yes)
Commissioner Beverly McCall (Yes)
Commissioner Robert Henry (Yes)
Commissioner Patricia Jackson (Absent)
Commissioner Brian Broadley (Yes)
Chairperson Robert Barr (Yes)

Treasurer’s Report

Linda Cavallo the Financial Report for the seven months ending April 2024. Brief discussion regarding maintenance line items. Brief discussion regarding utility rates as well as possible solar panels for the building. **Motion to approve the Treasurer’s report** made by Commissioner McCall and seconded by Commissioner Mumman. The following vote was taken:

Commissioner Robert Halliday (Yes)
Commissioner Patrick Mumman (Yes)
Commissioner Beverly McCall (Yes)
Commissioner Robert Henry (Yes)
Commissioner Patricia Jackson (Absent)
Commissioner Brian Broadley (Yes)
Chairperson Robert Barr (Yes)

Executive Director’s Report

Mrs. Jones asked Ron Miller to provide an update on the construction projects. Ron Miller provided an update on the Bayview Manor fire restoration efforts for units 206 and 306. Construction materials were received today. The contractor anticipates starting the restoration work next week. The elevator is the last item on the interior renovations that needs to be completed at Bayview Manor. The work is anticipated to be completed by the end of June.

Mike Watson updated the board on the status of the Peck’s Beach Redevelopment project. Mr. Watson reported the Authority received OSC approval at the end of April to advertise the bid documents. They were advertised on April 30, 2024 and the bids are due on May 29, 2024.

Mrs. Jones stated an email will be sent out to all commissioners to make sure they can attend the June Board meeting that will be rescheduled for June 12th at 4 p.m., since the bids are due on May 29th with the anticipation of awarding on June 12th. The Authority would like to have all the documents wrapped to HMFA by the end of June for their August 27th board meeting. Mrs. Jones will be emailing the personal questionnaires that everyone filled out for Speitel. The NJHMFA will be performing background checks on the board and the executive director for the Peck’s Beach Family Project.

Motion to approve the Executive Director’s Report made by Commissioner McCall and seconded by Commissioner Halliday. The following vote was taken:

- | | |
|-------------------------------|----------|
| Commissioner Robert Halliday | (Yes) |
| Commissioner Patrick Mumman | (Yes) |
| Commissioner Beverly McCall | (Yes) |
| Commissioner Robert Henry | (Yes) |
| Commissioner Patricia Jackson | (Absent) |
| Commissioner Brian Broadley | (Yes) |
| Chairperson Robert Barr | (Yes) |

Committee Reports – None.

Old Business – None.

New Business – None.

With no other discussion on related matters the Chairperson moved to Resolutions.

Resolution #2024-22

Resolution to Approve Monthly Expenses

Chairperson Barr called for a motion to approve the monthly expenses in the amount of \$363,345.31. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. Mrs. Jones briefly reviewed the bill list. The following vote was taken:

- | | |
|-------------------------------|----------|
| Commissioner Robert Halliday | (Yes) |
| Commissioner Patrick Mumman | (Yes) |
| Commissioner Beverly McCall | (Yes) |
| Commissioner Robert Henry | (Yes) |
| Commissioner Patricia Jackson | (Absent) |
| Commissioner Brian Broadley | (Yes) |
| Chairperson Robert Barr | (Yes) |

Resolution #2024-23

Authorizing that the Administrative Office Petty Cash Fund be increased to \$1,000

Chairperson Barr called for a motion to approve Resolution #2024-23. Mrs. Jones provided an explanation for the increase in petty cash. This is due to an increase in activities for the residents that will be taking place in conjunction with Acenda. Mrs. Jones also reported Lexy Nunez is the new site manager and Ms. Nunez has been working with the residents with

different activities over the last several months. She will work along with Acenda for these activities. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Patrick Mumman	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Absent)
Commissioner Brian Broadley	(Yes)
Chairperson Robert Barr	(Yes)

Resolution #2024-24

Awarding Elevator Maintenance Contract for Speitel Commons

Chairperson Barr called for a motion to approve Resolution #2024-24. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. Ron Miller provided an explanation as to the renewal of the contract. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Patrick Mumman	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Absent)
Commissioner Brian Broadley	(Yes)
Chairperson Robert Barr	(Yes)

Resolution #2024-25

Authorizing Payment of Draw 44 – Speitel/Bayview

Chairperson Barr called for a motion to approve Resolution #2024-25. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mrs. Jones reviewed the draw. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Patrick Mumman	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Absent)
Commissioner Brian Broadley	(Yes)
Chairperson Robert Barr	(Yes)

No need for Executive Session.

Chairperson Barr requested comments from the public. Resident, Shirley Watts residing at Speitel #4061 voiced her concerns regarding payment of rent as well as her son attempting to getting an apartment with the OCHA. Chairman Barr referred her to counsel, Mike Watson.

Chairperson Barr requested comments from Board Commissioners and/or Administration. No further comments.

With no further business to discuss, Chairperson Barr entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 4:18 p.m.

Respectfully submitted,


Jacqueline S. Jones, Secretary/Treasurer